

**Expansion Subcommittee Meeting**  
**Get On It Conference Room, Kilroy Building, Sea Tac**  
**December 2, 2005, 9:00 – 11:00 a.m.**

<b>Name</b>	<b>Organization</b>	<b>Phone</b>	<b>e-mail</b>
<b><i>Subcommittee Members</i></b>			
Olivia Yang (Lead) Present	UW, Capital Projects	206-221-4224	<a href="mailto:oyang@u.washington.edu">oyang@u.washington.edu</a>
Butch Reifert Present	Design Industry	206-441-4151	<a href="mailto:breifert@mahlum.com">breifert@mahlum.com</a>
Ed Kommers Present	Mechanical Contractors	206-612-7304	<a href="mailto:ekommers@comcast.net">ekommers@comcast.net</a>
Dave Johnson Absent	Wa. State Bldg. & Construction Trades Council	360-357-6778	<a href="mailto:DJIW86@aol.com">DJIW86@aol.com</a>
John Lynch Absent	General Administration	360-902-7227	<a href="mailto:jlynch@ga.wa.gov">jlynch@ga.wa.gov</a>
Gary Ballew (Present via phone)	Benton County	509-736-3082	<a href="mailto:gary.ballew@co.benton.wa">gary.ballew@co.benton.wa</a>
Rodney Eng Present	City of Seattle	206-684-8241	<a href="mailto:rodney.eng.@seattle.gov">rodney.eng.@seattle.gov</a>
Michael Mequet Present	Port of Seattle	206-835-7637	<a href="mailto:mequet.m@portseattle.org">mequet.m@portseattle.org</a>
Nora Huey Present	King County	206-684-2049	<a href="mailto:norahuey@metrokc.gov">norahuey@metrokc.gov</a>
Tom Peterson Present	Hoffman Construction	206-286-8697	<a href="mailto:tom-peterson@hoffmancorp.com">tom-peterson@hoffmancorp.com</a>
Rick Slunaker Absent (Michael Transue attended for him)	AGC	360-352-0998	<a href="mailto:rslunaker@agcwa.com">rslunaker@agcwa.com</a>
Ashley Probart Present	Assoc. of Wash. Cities	360-753-4137	<a href="mailto:ashleyp@awcnet.org">ashleyp@awcnet.org</a>
Larry Byers Present	Contracts Bonding & Insurance Company	206-628-7221	<a href="mailto:larryb@cbic.com">larryb@cbic.com</a>

<b><i>Other Attendees</i></b>			
Dick Goldsmith Present	Assn of WA Hospital Districts	206-216-2528	<a href="mailto:richardg@awphd.org">richardg@awphd.org</a>
Michael Transue Present (Attended for Rick Slunaker, noted at CPARB Mtg 4, 12/8/05)	Associated General Contractors	253-223-2508	<a href="mailto:cmjtransue@comcast.net">cmjtransue@comcast.net</a>

Note: Olivia Yang, Lead, will bring a list of suggestions for new members at CPARB Meeting 5, 1/12/06 (noted by sk at CPARB Meeting 4 on 12/8/05).

## Meeting Notes

<b>“OWNER” RELATED REQUIREMENTS/ISSUES/ITEMS FOR FUTURE DISCUSSION</b>	<b>“PROJECT” RELATED REQUIREMENTS/ISSUES/ITEMS FOR FUTURE DISCUSSION</b>
<ol style="list-style-type: none"> <li>1. Standard guide specifications (BMPs).</li> <li>2. Standard contract terms and general conditions.</li> <li>3. An approval board for new owners prior to being allowed this authority.</li> <li>4. Certain minimum staffing level required.</li> <li>5. Certain minimum training level required.</li> <li>6. Develop best practices manual.</li> <li>7. Periodic admin review of how owners are doing with their projects (incentives, delivery, etc) - new versus existing owners.</li> <li>8. For new entrants – partnering and/or mentoring with existing jurisdictions or a qualified CM who’s done GC/CM before.</li> <li>9. Ongoing oversight and monitoring of each project (by a board or by the owner?).</li> </ol>	<ol style="list-style-type: none"> <li>1. Existing statutory requirements were noted               <ul style="list-style-type: none"> <li>Complex schedule.</li> <li>Existing facility must continue to operate.</li> <li>Early GC/CM involvement critical.</li> <li>\$10 million minimum.</li> </ul> </li> <li>2. Establish approval board for each new project – like the schools and hospitals have now.</li> <li>3. Early involvement requirements that demonstrate/show things like.               <ul style="list-style-type: none"> <li>Constructability.</li> <li>Value engineering.</li> <li>Means and methods.</li> </ul> </li> <li>4. Fiscal risks and benefits examined.</li> <li>5. Security.</li> <li>6. Overall risk analysis.</li> <li>7. Cost/benefit analysis vis-à-vis traditional DBB.</li> <li>8. Increasing the eligible contractor pool (lowering minimum project amount may do this).</li> <li>9. Treating specialty projects differently (controls, security, historic projects).</li> </ol>